029.0	0003	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,019,100 / 1,019,100
					USE VALUE:	1,019,100 / 1,019,100
					ASSESSED:	1,019,100 / 1,019,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47	-49	HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUNTER DEBBIE C TRUSTEE
Owner 2:	MEDEIROS FAMILY TRUST
Owner 3:	
Street 1:	22 AMSDEN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MEDEIROS HERMANO M-MARIA E -
Owner 2:	-
Street 1:	22 AMSDEN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,143 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 3016 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5143.000	559,700		459,400	1,019,100
Total Card	0.118	559,700		459,400	1,019,100
Total Parcel	0.118	559,700		459,400	1,019,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.95 | /Parcel: 337.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 20202
GIS Ref:
GIS Ref:
Insp Date: 08/11/17

!2438!

PREVIOUS ASSESSMENT

Parcel ID: 029.0-0003-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	559,700	0	5,143.	459,400	1,019,100	1,019,100	Year End Roll	12/18/2019
2019	104	FV	413,900	0	5,143.	488,100	902,000	902,000	Year End Roll	1/3/2019
2018	104	FV	413,900	0	5,143.	356,100	770,000	770,000	Year End Roll	12/20/2017
2017	104	FV	387,300	0	5,143.	310,100	697,400	697,400	Year End Roll	1/3/2017
2016	104	FV	387,300	0	5,143.	264,200	651,500	651,500	Year End	1/4/2016
2015	104	FV	343,600	0	5,143.	258,400	602,000	602,000	Year End Roll	12/11/2014
2014	104	FV	343,600	0	5,143.	212,500	556,100	556,100	Year End Roll	12/16/2013
2013	104	FV	358,100	0	5,143.	202,200	560,300	560,300		12/13/2012

PRINT

Date	Time
12/10/20	17:50:42

LAST REV

Date	Time
09/12/17	15:35:04
ekelly	

PAT ACCT.: 2438

USER DEFINED

Prior Id # 1:	20202
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEDEIROS HERMAN	55567-301		10/12/2010	Convenience	1	No	No		
	14495-184		12/1/1981		105,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2017	289	New Wind	5,600	C				
5/5/1992	168	Manual	8,000					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
12/23/2011	Meas/Inspect	100	PATRIOT
5/15/2009	Measured	189	PATRIOT
2/18/2000	Measured	263	PATRIOT
4/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5143		Sq. Ft.	Site		0	80.	1.12	1									459,430						459,400	

Total AC/HA: 0.11807 | Total SF/SM: 5143 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 459,430 | Spl Credit | Total: 459,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03377187
Const Adj.:	0.99980003
Adj $ / SQ:	175.706
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	687564
Depreciation:	127887
Depreciated Total:	559677

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

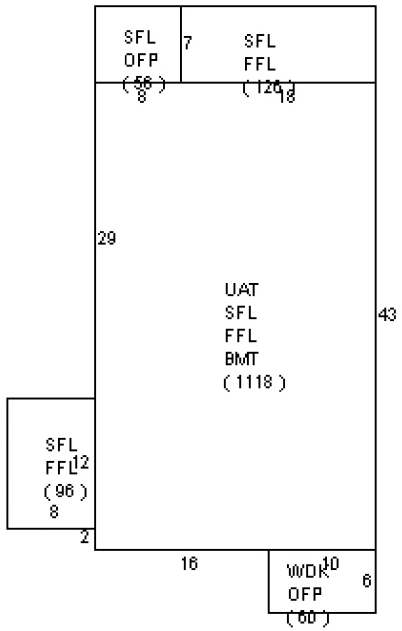
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	175.71
Special Features:	0	Val/Su Net:	129.86
Final Total:	559700	Val/Su SzAd	204.57

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,396	175.710	245,286
FFL	First Floor	1,340	175.710	235,446
BMT	Basement	1,118	52.710	58,932
UAT	Upper Attic	280	122.990	34,377
OFP	Open Porch	116	30.720	3,563
WDK	Deck	60	16.000	960

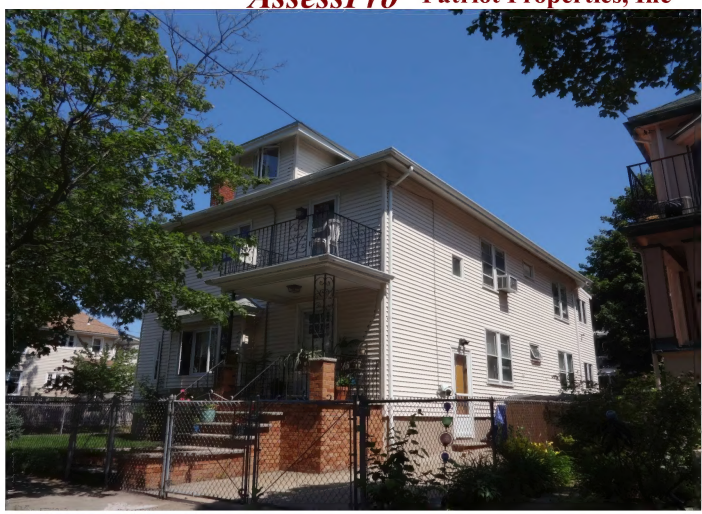
Net Sketched Area:	4,310	Total:	578,564
Size Ad	2736	Gross Are	5148	FinArea	3016
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

029.0-0003-0022.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X7	A	AV	2004	0.00	T	12	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	